

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		MILTON ST, ARLINGTON

OWNERSHIP

Owner 1:	MICHAEL ARTHUR LLC				
Owner 2:					
Owner 3:					
Street 1:	52 HAROLD PARKER ROAD				
Street 2:					
Twn/City:	ANDOVER				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	01810			Type:	

PREVIOUS OWNER

Owner 1: ARTHUR MICHAEL B -		
Owner 2: -		
Street 1: 57 MILTON STREET UNIT 1		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Aluminum Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes			
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7548																			
Total AC/HA: 0.00000			Total SF/SM: 0			Parcel LUC: 102		Condo			Prime NB Desc		CONDO						Total:				Spl Credit				Total:			

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:
USE VALUE:
ASSESSED:

Total Card /	523,000 /
523,000 /	
523,000 /	

Parcel
523,000
523,000
523,000



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	2838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	519,500	3,500		523,000		250783
							GIS Ref
							GIS Ref
Total Card	0.000	519,500	3,500		523,000	Entered Lot Size	
Total Parcel	0.000	519,500	3,500		523,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		484.26	/Parcel: 484.26	Land Unit Type:	Insp Date
							05/15/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	519,500	3500	.		523,000		Year end	12/23/2021
2021	102	FV	504,600	3500	.		508,100		Year End Roll	12/10/2020
2020	102	FV	497,200	3500	.		500,700	500,700	Year End Roll	12/18/2019
2019	102	FV	507,500	3500	.		511,000	511,000	Year End Roll	1/3/2019
2018	102	FV	449,000	3500	.		452,500	452,500	Year End Roll	12/20/2017
2017	102	FV	409,400	3500	.		412,900	412,900	Year End Roll	1/3/2017
2016	102	FV	409,400	3500	.		412,900	412,900	Year End	1/4/2016
2015	102	FV	360,400	3500	.		363,900	363,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
6/8/2004	External Ins	BR	B Rossignol
9/21/1999	Mailer Sent		
9/21/1999	Measured	267	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Sign:

VERIFICATION OF VISIT NOT DATA

_____ / _____ / _____

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1		HB					

GENERAL INFORMATION

Grade: C+ - - Average (+)	
Year Blt:	1930
Alt LUC:	
Jurisdic	G6
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	45.000000000
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	10.8%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	407.592
Other Features:	64000
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	582350
Depreciation:	62894
Depreciated Total:	519456

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	470.77	
Special Features:	0	Val/Su Net:	481.02	
Final Total:	519500	Val/Su SzAd	481.02	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.A-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X9	A	GD	1930	30.43	T	30	102			3,500			3,500

More: N	Total Yard Items:	3,500	Total Special Features:		Total:	3,500
---------	-------------------	-------	-------------------------	--	--------	-------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,080	407.590	440,190	
Net Sketched Area:		1,080	Total:	440,190	
Size Ad	1080	Gross Area	1080	FinArea	1080

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
9					
0					

IMAGE

AssessPro Patriot Properties, Inc

